

## Public Housing Preservation (PHP)

**PUBLIC HOUSING PRESERVATION PROGRAM (PHP):** PHP provides gap financing to address the capital needs and long-term affordability of Public Housing Authorities (PHAs) outside of New York City. HCR will coordinate with PHAs and HUD to develop and implement a strategy to preserve public housing units, address their need for capital improvements, and ensure their continued affordability. This gap financing is prioritized for properties approved for participation in HUD’s Rental Assistance Program (RAD) and Section 18 Program, but projects not utilizing RAD may also be eligible.

Actual award amounts must be recommended by HCR staff, and approved by HFA Credit Committee, the HTFC and/or HFA Boards, as applicable. Applicants are strongly encouraged to apply for only the funding necessary for the financial feasibility of the project and to leverage funding from non-HCR sources.

<b>Eligible Uses</b>	<p>Substantial or moderate rehabilitation and/or the demolition and replacement through new construction of site-specific multifamily rental housing currently owned by PHAs.</p> <p>Eligible costs are for site acquisition, hard costs, and related soft costs.</p> <p>For projects applying through the HCR Multifamily Finance 9% RFP, permanent financing only. For projects applying for financing with HFA bonds, both construction and permanent financing available.</p>
<b>Area Median Income (AMI) Restrictions</b>	<p>Up to 60% AMI, or 80% AMI for projects utilizing LIHTC Income Averaging. Projects may be subject to further HUD restrictions as applicable.</p>
<b>Per Unit Maximum Award</b>	<p>Projects financed with HFA bonds: Up to \$125,000 per income restricted unit.</p> <p>Projects financed with HCR 9% LIHTC: Up to \$100,000 per income restricted unit.</p> <p>Maximum award does not include potential Clean Energy Initiative (CEI) funding. Please refer to the CEI Program term sheet for CEI funding program details.</p>
<b>Interest Rate and Loan Terms</b>	<p>0.25% interest-only paid during construction (only for HFA-financed projects) and permanent. 0.25% servicing fee paid during construction (only for HFA-financed projects) and permanent. Minimum of 30 year term, maximum of 50 years.</p>
<b>Eligible Applicants</b>	<p>Federal or State-supervised PHAs or not-for-profit corporations or charitable organizations, or a wholly owned subsidiary of such corporations or organizations, or private for-profit developers, in partnership with a PHA. Eligible PHAs must maintain a majority controlling interest in any such partnership.</p>

<b>Regulatory Agreement Requirements</b>	Minimum 40 year regulatory agreement. There are additional statutory requirements for public housing authorities and property managers of projects that receive funding under this program.
<b>Monitoring Fees</b>	A fee sufficient to cover the cost of monitoring program requirements may be charged unless another governmental funder is monitoring compliance in a manner acceptable to HCR.
<b>Additional Submission Requirements</b>	For projects utilizing RAD, a CHAP letter from HUD. For all other federal PHA's not utilizing RAD, written permission from HUD.
<b>Tenant Relocation</b>	PHAs must ensure that all tenants relocated by the construction be given the right to return to an appropriate unit in the project in accordance with their household size and composition upon completion. No rescreening of tenants may be conducted based on credit or a history of justice involvement. PHA must comply with applicable relocation laws including Section 18 of the Housing Act of 1937, as amended, and/or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as applicable.

*HCR retains the right to revise this term sheet from time to time and to waive any requirement contained therein, subject to the applicable statutes and program regulations. HCR also retains the right to not award any or all funds under this program. All proposals must comply with all applicable federal, state and local laws.*